



March 13, 2023

Kenton C. Ward, CFM
Surveyor of Hamilton County
Phone (317) 776-8495
Fax (317) 776-9628

Suite 188
One Hamilton County Square
Noblesville, Indiana 46060-2230

To: Hamilton County Drainage Board

RE: Cool Creek, Anna Kendall Drain, JM Thompson Arm; Union Square at Grand Junction

Attached is a petition and plans for the proposed reconstruction of the Anna Kendall Regulated Drain located in Westfield, IN. The reconstruction is being proposed by Old Town Development LLC. The reconstruction is per plans by American Structurepoint, having Job No. 2018.01276 and dated 7/15/2022.

Within the project limits, the JM Thompson Arm of the Anna Kendall Drain is an open drain located within the Cool Creek Watershed and is currently maintained by Hamilton County. The drain was constructed per its original 1899 description.

The portion of the JM Thompson arm of the Anna Kendall Drain to be reconstructed will run from Sta. 85+41 to Sta. 88+60 per the drains 1899 description. The new drain will be constructed in the form of reinforced box structure.

The reconstructed drain begins at Sta. 85+40 per the drains 1899 description and runs southeast for 63 feet in the form of an open ditch before outletting into the proposed 16x4 concrete box culvert per the plans. The drain then turns slightly westward and runs southeast for 280 feet with a 16x4 concrete box culvert per the plans and outletting at the existing headwall at Sta. 88+60 per the drain's 1899 description

The reconstructed drain shall consist of the following:

Open Ditch	63 feet
16x4 Concrete Box Culvert	280 feet

The total length of the reconstructed drain will be 343 feet. The proposal will increase the length of regulated drain by 23 feet.


In accordance with IC 36-7-4-709, the petitioner did not submit surety for the proposed drain prior to drainage board approval. A bond will be submitted prior to the commencement of construction.

Union Square Plaza LLC shall enter into a maintenance agreement for the future maintenance and possible reconstruction of this new structure. Approval of the reconstruction addressed above and also the non-enforcement of the easement outlined below.

I believe this proposed drain meets the requirements for urban drain classification as set out in IC 36-9-27-67 to 69. Therefore, this drain shall be designed as an urban drain.

I recommend that upon approval of the above proposed drain that the Board also approve the attached non-enforcement request. The nonenforcement is for the altering of the regulated drain easement widths as shown in the above referenced plans and secondary plat designed American Structurepoint.

I recommend the Board set a hearing for this proposed drain for April 24, 2023.



Kenton C. Ward, CFM
Hamilton County Surveyor

KCW/pll

HAMILTON COUNTY DRAINAGE BOARD
NOBLESVILLE, INDIANA

Revised June 1997

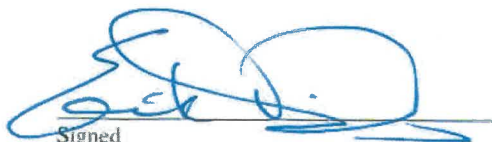
IN RE: Union Square at Grand Junction)
Hamilton County, Indiana)

PETITION FOR RELOCATION AND RECONSTRUCTION

Union Square Plaza LLC (hereinafter "Petitioner"),
hereby petitions the Hamilton County Drainage Board for authority to relocate and improve a
section of the Anna Kendall Drain, and in support of
said petition advises the Board that:

1. Petitioner owns real estate through which a portion of the Anna Kendall
Drain runs.
2. Petitioner plans to develop its real estate with roads, buildings, utilities, storm drains,
sanitary sewers and other structures.
3. Petitioner's proposed development of its real estate will require relocation and
reconstruction of a portion of the Anna Kendall Drain, as
specifically shown on engineering plans and specifications filed with the Hamilton
County Surveyor.
4. The work necessary for the proposed relocation and reconstruction will be undertaken at
the sole expense of the Petitioner and such work will result in substantial improvement to
the Anna Kendall Drain, without cost to other property owners
on the watershed of the Anna Kendall Drain.
5. Proposed relocation and reconstruction will not adversely affect other land owners within
the drainage shed.
6. Petitioner requests approval of the proposed relocation and reconstruction under
IC 36-9-27-52.5.

WHEREFORE, Petitioner requests that an Order issued from the Hamilton County
Drainage Board authorizing relocation and reconstruction of the Anna Kendall
Drain, in conformance with applicable law and plans and specifications on file with the Hamilton
County Surveyor.


Signed

Erik Dirks

Printed

FILED
JUL 13 2022

OFFICE OF HAMILTON COUNTY SURVEYOR



NON-ENFORCEMENT OF DRAINAGE EASEMENT IN SUBDIVISIONS

STATE OF INDIANA)
)
COUNTY OF HAMILTON)

BEFORE THE HAMILTON
COUNTY DRAINAGE BOARD

At the request of Union Square Plaza LLC The Hamilton County Drainage Board considered the extent of the drainage easement on the Anna Kendall Drain in the Union Square at Grand Junction Subdivision. Upon the agreement in writing by the recorded owner(s) of land involved that such owner(s) agree and covenants that neither the Hamilton County Drainage Board nor any Contractor nor Workman operating under the authority of said Board will be held liable for any damages resulting from construction, reconstruction, or maintenance of the above named drain at said location, whether to the real estate or improvements thereon the Board agreed:

1. That it will not enforce the easement beyond those shown on the Subdivision plat recorded as Instrument No. _____ and in Plat Cabinet _____ Slide _____ in the Hamilton County Records Office.
2. It will not object to the improvement of said real estate beyond such distance, and
3. Other Conditions: _____

SIGNED:

APPLICANT

Justin W. Moffett

PRINTED NAME

Justin W. Moffett

PRINTED NAME (Owner of Land)

FOR BOARD USE ONLY

AGREEMENT WILL BECOME EFFECTIVE UPON RECORDING. SIGNED THIS
____ DAY OF _____ 20____. BY THE HAMILTON
COUNTY DRAINAGE BOARD.

PRESIDENT OF DRAINAGE BOARD

MEMBER OF DRAINAGE BOARD

MEMBER OF DRAINAGE BOARD

"I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law : Kenton C. Ward, Surveyor"

Prepared by the Hamilton County Drainage Board: Michael A. Howard, Attorney

Revised May 2016

SUB N-2023-00001

Adobe PDF Ffillable Form

Union Square at Grand Junction Area



Cool Creek, Anna Kendall Drain: J.M. Thompson Arm
Union Square at Grand Junction - SUBNE-2023-00001
Replacing 320' of J.M. Thompson from Sta 85+40 to 88+60 with 343' of new drain.
This proposal will increase the length of regulated drain by 23'.

*Reconstruction cost to be paid by developer.

*When Union Square at Grand Junction plat is recorded the platted parcels will be assessed at the Commercial rate of \$35 per acre with a \$75 minimum. and acreage dedicated as ROW will be added to the acreage assessed for the road on Cool Creek Drain at a rate of \$25 per acre.

Hearing: 04/24/23

	Parcel	Owner	Description	Rate	Benefit	RecAsmt	MntAsmt	Total	% of
	09-09-01-02-04-002.800	City of Westfield Building Corporation	S1 T18 R3 Roberts Addition Sky Title 884.7 to 900.7, Union Square Garage	Commercial	One Lot	*	\$75.00	4.75%	
	09-09-01-02-04-015.800	City of Westfield Building Corporation	S1 T18 R3 Roberts Addition Sky Title 884.7 & below, Union Square Garage	Commercial	One Lot	*	\$75.00	4.75%	
	09-09-01-02-04-002.801	Union Square Multifamily Phase I LLC	S1 T18 R3 Roberts Addition Sky Title 900.7 & above, Union Square Garage	Commercial	One Lot	*	\$75.00	4.75%	
	09-09-01-02-04-015.801	Union Square Multifamily Phase I LLC	S1 T18 R3 Roberts Addition Sky Title 884.7 & above, Union Square Garage	Commercial	One Lot	*	\$75.00	4.75%	
	09-09-01-02-04-016.000	Union Square Multifamily Phase I LLC	S1 T18 R3 Roberts Add Lt Pts 1,9,10,15,16,23,24,47,48&Vacated Alley	Commercial	1.05	*	\$75.00	4.75%	
	09-09-01-02-04-002.000	Union Square Plaza LLC	S1 T18 R3 Roberts Addition Lot 1,Acreage, 0.15 Ac	Commercial	0.15	*	\$75.00	4.75%	
	09-09-01-02-04-003.000	Union Square Plaza LLC	S1 T18 R3 0.17Ac	Commercial	0.17	*	\$75.00	4.75%	
	09-09-01-02-04-004.000	Union Square Plaza LLC	S1 T18 R3 0.23Ac	Commercial	0.23	*	\$75.00	4.75%	
	09-09-01-02-04-005.000	Union Square Plaza LLC	S1 T18 R3 0.03Ac	Commercial	0.03	*	\$75.00	4.75%	
	09-09-01-02-04-006.000	Union Square Plaza LLC	S1 T18 R3 Westfield Original Lot Pt24,Pt23	Commercial	One Lot	*	\$75.00	4.75%	
	09-09-01-02-04-006.001	Union Square Plaza LLC	S1 T18 R3 Westfield Original Lot Pt24,Pt23	Commercial	One Lot	*	\$75.00	4.75%	
	09-09-01-02-04-007.000	Union Square Plaza LLC	S1 T18 R3 Westfield Original Lot P23	Commercial	One Lot	*	\$75.00	4.75%	
	09-09-01-02-04-008.000	Union Square Plaza LLC	S1 T18 R3 Westfield Original Lot P23	Commercial	One Lot	*	\$75.00	4.75%	
	09-09-01-02-04-009.000	Union Square Plaza LLC	S1 T18 R3 Westfield Original Lot P47	Commercial	One Lot	*	\$75.00	4.75%	
	09-09-01-02-04-010.000	Union Square Plaza LLC	S1 T18 R3 Westfield Original Lot P47	Commercial	One Lot	*	\$75.00	4.75%	
	09-09-01-02-04-011.000	Union Square Plaza LLC	S1 T18 R3 Westfield Original Lot Pt48,Pt47	Commercial	One Lot	*	\$75.00	4.75%	
	09-09-01-02-04-013.000	Union Square Plaza LLC	S1 T18 R3 Roberts Addition Lot Pt 15 & Pt 16	Commercial	One Lot	*	\$75.00	4.75%	
	09-09-01-02-04-014.000	Union Square Plaza LLC	S1 T18 R3 Roberts Addition Lot Pt 10	Commercial	One Lot	*	\$75.00	4.75%	
	09-09-01-02-04-015.000	Union Square Plaza LLC	S1 T18 R3 Roberts Addition Lot Pt 9	Commercial	One Lot	*	\$75.00	4.75%	
	09-09-01-02-04-011.001	Union Square Union Building LLC	S1 T18 R3 Westfield Original Lot Pt48,Pt47	Commercial	One Lot	*	\$75.00	4.75%	
	99-99-99-99-999.002	Indiana Dept. of Transportation	SR32 S1 T18 R3	Commercial	One Lot	*	\$75.00	4.75%	
	99-99-99-99-999.002	Indiana Dept. of Transportation	SR32 S1 T18 R3	Add 0.52*3=1.56	1.56	Courtesy Copy	\$39.00	2.47%	
	99-99-99-99-999.010	City of Westfield	S1 T18 R3 New ROW Mill St Jersey St & Union St	Add 0.55*3=1.65	*		\$0.00	0.00%	
						Total:	\$1,580.26	100%	